

# 8 Canada Close Banbury, OX16 2RT



**To Let £19,500 pax  
3,337 sq ft (310.14 sq m)**

**WHITE COMMERCIAL SURVEYORS LTD**

Charter Court, 49 Castle Street  
Banbury, Oxfordshire, OX16 5NU

**01295 271000**

[whitecommercial.co.uk](http://whitecommercial.co.uk)



Sq Ft	Sq M	Rent	Building Insurance	Service Charge	2017 Ratable Value	EPC Rating
3,337	310.14	£19,500	£907 per annum	£168 per quarter	£18,500	C - 67

## LOCATION

Banbury is located in North Oxfordshire at Junction 11 of the London to Birmingham M40 motorway and is subject to substantial commercial and residential expansion at the current time with a number of new developments underway and planned.

The subject property is situated in Canada Close just off the A361 Southam Road and Marley Way, located approximately ¾ mile from Junction 11 of the M40 London to Birmingham Motorway. Current surrounding occupiers on Marley Way and Canada Close include Halfords, B&Q, Tile Giant and Royce Lingerie.

## DESCRIPTION

The premises comprise a modern self-contained unit with good quality offices and industrial/warehouse accommodation on the ground floor. There are 6 parking spaces available to the front of the property.

A key benefit of this unit is it possesses a sizeable, adjoining secure fenced yard area to the right-hand side.

## ACCOMMODATION

Gross internal areas measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	Sq M	Sq Ft
Ground	Production	206.25	2,220
	Office/Reception	32.41	349
	Area under mezzanine	35.74	384
First	Mezzanine	35.74	384
<b>TOTAL</b>		<b>310.14</b>	<b>3,337</b>

## SERVICES

We understand that all mains services are connected to the property. None of the services have been tested by the agents.

## TERMS

The premises are to be let on a new lease at a rental of £19,500 per annum exclusive, based on an effective full repairing and insuring lease (subject to the terms of the lease and the financial covenant of the ingoing tenant).

## RATES

We understand from the Valuation Office website that the rateable value for the premises is £18,500. This is not what you pay. Further details are available from White Commercial.

## SERVICE CHARGE & BUILDING INSURANCE

A service charge of £168 per quarter is per annum is payable in respect of the maintenance and cleaning of the shared areas of the premises. The building insurance is currently £907 per annum. Full details are available from White Commercial.

## VAT

VAT is not payable on the rent or service charge but will be payable in addition to any other costs quoted.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING AND FURTHER INFORMATION

Contact Chris White or Harvey White  
 Tel: 01295 271000  
 Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)  
[harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

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